

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22123

Property Information

property address: 702 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 32, LOT 4-5, PT 3, 10' ALLEY
owner name/address: GOEHL, RUSSELL F & WANNETA J
5121 COLE LN
COLLEGE STATION, TX 77845-7616
full business name: Bryan Outboard, Inc.
land use category: _____ type of business: boat repair
current zoning: C2 occupancy status: occ.
lot area (square feet): 15620 frontage along Texas Avenue (feet): 125
lot depth (feet): 100 sq. footage of building: 1878
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): 14/14 # of stories: 1/1
type of buildings (specify): concrete
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) all sides
fr = 0 / str side = 5 / mwp side = 0 / rear = 0
approximate construction date: 1935 accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) wire fence, carport
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☒ dilapidated ☐ abandoned ☐ in-use
of signs: 1 type/material of sign: plastic & metal
overall condition (specify): No sign faces, metal rusted
removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 6
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: good
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: partial closure

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☒ yes ☐ no (specify) boats, old trailer
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

Built across property line into R22122